

**VILLAGE OF BELLWOOD  
COMMITTEE OF THE WHOLE MEETING MINUTES  
May 8, 2023**

The Village of Bellwood conducted a Committee of the Whole meeting on Monday, May 8, 2023, at 3:30p.m. in the Village Board Room at 3200 Washington Boulevard, Bellwood, IL. 60104-1984.

**Call to Order**

The Committee of the Whole meeting of the Board of Trustees of the Village of Bellwood was called to order by Mayor Harvey at 3:30 p.m. on Monday, May 8, 2023.

**Roll Call**

Those in attendance were Mayor Harvey, Clerk Janel Moreland, Trustees Ciavattone, Boston, Holman (absent), Robinson, Delgado, Nightengale, Willie Norfleet (Finance), Attorney Michael Castaldo.

1. Pledge of Allegiance
2. Approve Minutes of last Committee of a Whole Meeting
3. Approve Agenda for Committee of a Whole Meeting
4. Trustee Committee Reports
  - a. Public Works – Trustee Ciavattone, Chairman; Trustee Delgado, Member
  - b. Community Development – Trustee Boston, Chairman; Trustee Robinson, Member
  - c. Quality of Life - Trustee Holman, Chairman; Trustee Boston, Member
  - d. Administration – Trustee Robinson, Chairman; Trustee Ciavattone
  - e. Public Safety – Trustee Delgado, Chairman; Trustee Nightengale, Member
  - f. Finance – Trustee Nightengale, Chairman; Trustee Holman, Member
  - g. Ad Hoc Committees – Traffic Safety
5. Department Head Reports
  - a. Economic Development
    - i. Capital Project
    - ii. Developmental Projects
  - b. Finance Director/Comptroller
    - i. Utility Collection Billing and collection Status
    - ii. Payments of Bills
    - iii. Review of Revenue and Investments
    - iv. Inventory
    - v. Bidding
  - c. Police Department – Police Chief
  - d. Fire Department – Fire Chief
  - e. Director of Public Works
    - i. Street Department
    - ii. Water Department
  - f. Village Engineer
  - g. Building Commissioner
  - h. Director of Human Resources
  - i. Village Attorney/Corporation Counsel
    - i. Litigation (item to be reported on in executive session if required)
    - ii. Contract negotiations (item to be reported on in executive session if required), and
    - iii. Pending legal matters.
6. Clerk’s Report – Per Mayor Harvey & Attorney Castaldo, removed from agenda.
7. Mayor’s Report
8. New Business – Discussion/Agenda Items for upcoming board meeting
9. Unfinished Business
10. Public Comment
11. Adjournment

Mayor Harvey requested a motion to approve the agenda for the May 8, 2023, COW meeting. Trustee Nightengale made a motion and Trustee Delgado seconded to accept the agenda of the regular COW meeting.

All were in favor of the agenda for the May 8, 2023, meeting:

Ayes: 5      Nays: 0      Abstain: 0      Absent: 1

Mayor Harvey requested a motion to approve the minutes of the April 10, 2023, regular COW meeting. Trustee Boston made a motion and Trustee Ciavattone seconded to accept the minutes of the last regular COW meeting.

All were in favor for acceptance of the April 10, 2023, regular COW meeting minutes:

Ayes: 5      Nays: 0      Abstain: 0      Absent: 1

### **Committee Reports**

Trustee Ciavattone: regular report

Trustee Boston: regular report

Trustee Holman: regular report

Trustee Robinson: regular report

Trustee Delgado: regular report

Trustee Nightengale: regular report

Ad Hoc: no report

### **Department Head Reports**

#### **Economic Development**

Peter Tsois reported the following:

- i. 601-629 25<sup>th</sup> Avenue building on the corner of Washington & 25<sup>th</sup> has sold as of last week. The 16,000 sq foot empty space that was Sav A Lot will be a new furniture store, selling new furniture. The owner of the building is also the owner of the furniture store. Will be selling Ashley Furniture but not the name on the store. Brought taxes to current.
- ii. St. Charles Road, we are continuing our conversation with a developer for the project on 27<sup>th</sup> & 26<sup>th</sup>. We're getting closer to wrapping up some of those issues. There are other properties on St. Charles Road a private developer from Bellwood. Looking to develop. As soon as those properties close, we will tell you which ones they are and what will be developed there.
- iii. We had a meeting with the owner of former church at 4517 St. Charles Road. The building had some zoning issues that prevented them from doing a lot of different things other than being a church. The owners are looking for the village's assistance. We'll try to provide as much assistance as possible and work with them to see what the best use for that property is.
- iv. Appraised properties that we will be making offers on St. Charles Road for the redevelopment of St. Charles Road into a downtown district of Bellwood. We have been granted \$12 million from the state, thanks to the Speaker, for that project. No tax dollars will be going toward this. It is all state money.
- v. Will be a grand opening for Quik Trip on May 18<sup>th</sup> and a ribbon cutting celebration. It's going to bring a lot of revenue to the village which will help keep the tax increases at zero.

#### **Finance Director/Comptroller**

Willie Norfleet reported the following:

- i. Utility billing is consistent, slightly higher on delinquency with billing that's coming out. Doing well in collection.
- ii. Bill paying this month is approximately \$2 million. We're doing very well with keeping up. There's a significant amount of revenue coming in to allow us to pay our bills on a monthly basis.
- iii. We are consistently gaining a little bit more interest than before in investments. We're doing pretty well compared to last year. This time it was about \$18,000 this year sat the same time is about \$97,000.

#### **Police Department**

Chief Allen was absent. Commander Goodrum reported the following:

- i. We have three new recruits. Two started last week and one started earlier in the year and should be done in June.
- ii. During the month of May we had a call out where we assisted Maywood Police Department with an incident in their town.

### **Fire Department**

Chief Dombek was absent and there was no report.

### **Director of Public Works**

Superintendent Marty Walker reported the following:

- i. Everything went well with clean up week. A lot of residents participated this year.
- ii. We are preparing for our salt dome which was approved last year. It will hold 1,000 tons in salt storage which is good for us. Should be done within a month or so.
- iii. Water meter progress is going very well. About 50% completed as far as putting new meters into homes with the new system.
- iv. On next week's agenda is approval for spoil removal. We have about 100-200 loads of dirt from water main breaks and sewer repairs. It's being tested right now. Once everything comes back clean, we will put out an RFP to have a company come in and do the removal.
- v. Various repairs and upgrades that are needed in the village hall, different offices including the basement. Putting out an RFP for those repairs and it will be on next month's agenda.
- vi. RFP for water main repair for Addison creek. We had a water main break, so the water main that runs under the creek needs to be replaced. It's going to be board under the creek not physically changing it out.
- vii. Looking to purchase a vactor, sewer cleaning machine. It will replace the 1990 one that we have now that is not working. We also have a 2000 sewer cleaning machine, vactor that is giving us problems as well and we would like to replace that.
- viii. 2023 street resurfacing program was bidded out last Wednesday. The lowest bidder was Pave Work. We will determine soon which streets will be resurfaced for this year.

### **Village Engineer**

Chuck Hodges from Hancock Engineering reported the following:

- i. We have no items appearing on the upcoming board meeting agenda.
- ii. We did have a bid opening last week for the 24<sup>th</sup> Avenue Street resurfacing project. The low bidder came in above the grant amount, so we're currently working with them on some restructurings. They're going to meet the funding amount. We're going to try and have that prepared and ready to go for next month's meeting. That funding did come from Cook County.
- iii. For construction, there are two resurfacing projects. Eastern Avenue and Harrison Street are currently moving ok. Progressing toward completion. **Mayor** – Harrison is almost complete? **Hodges**- that one is not it's a little bit behind. They haven't paved Harrison yet. They paved Eastern Avenue. Work is suspended for 3 ½ weeks. They should still finish according to the contract time.

### **Building Commissioner**

Jim Stock reported the following:

- i. The building at the old Captain B's has been torn down and is in preparation for the new Dunkin Donuts. The building itself and engineering is still under review and haven't been approved yet.
- ii. The house at 3403 that the village owns was torn down on Saturday.
- iii. The equipment for the detention pond came in two weeks ago and is being installed. That should take about two months to get that done and programmed then it should be operating.
- iv. We did a final inspection on Quick Trip building on Thursday for the occupancy.

### **Director of Human Resources**

Tonita LeShore was absent and there was no report:

### **BOEM** –

Mike Sabel reported the following:

- i. We attended the safety meeting at District 87.

**Village Clerk** - The Village Clerk Report has been removed from the COW Agenda and the Clerk was not asked to report.

### **Mayor**

Mayor Harvey reported the following:

- i. Went to Springfield and met with Speaker Welch and Senator Kimberly Lightford. The senator is going to try and get more funding for Bellwood to deal with road improvements and or funding for rehabilitation for buildings that the village currently owns. We also talked about HB1377 which is a bill that myself and peter Tsiolis and Attorney Castaldo, it is a new legislation that we're trying

to get passed that deals with new home exemptions on a new home, like the two we constructed on St. Charles Road on sale for \$400,000 the estimated tax bill is about \$25,000 that would be on that property. Maywood is experiencing the same situation. Our team started working on this about six years ago. We're trying to get the county to honor some type of exemption for new home construction. If this legislation is passed, on new construction you will get a 50% tax break for ten years and it will help alleviate the problem with taxes on new homes. Myself and Peter testified in front of the revenue committee about three weeks ago on why this would be so important to have legislation like this in our community. We thought you had to go cook county and it would be the resolution or something passed at the county level, but Madam Preckwinkle and Assessor Fritz Kaegi said you have to get the legislation passed in Springfield in order for it to trickle back to cook county. We will know around the 18<sup>th</sup> or 19<sup>th</sup> of May because the session is over on the 19<sup>th</sup> of May.

- ii. Our Teen Zone will be utilized starting June 20- July 13. The School District ran a STEAM program that was well received. We want to open the teen zone for our schools so they can use it for our youth.
- iii. Thank the trustees, village staff, employees and everyone that came out to the Autism walk a thon last Saturday. It was a well-attended event. We have a part time employee Tyreese who is an Autism young man. He works in the village part time doing cleaning. He came to us through a program a couple of years ago and he's just a joy to work with. He works every day for 2-3 hours a day. He got honored at the Autism walk a thon for being the highest person to receive the highest donations. He raised a great deal of money. His smile is electrifying. He works so hard, and you can't do anything but love him. Kudos to Ms. LeShore, the village of Bellwood won for the most team members at the walk a thon. Maywood thought they won but the village of Bellwood had 48 participants from our staff, people in the community that came out and wore that beautiful shirt that Trustee Delgado has on now. People know that Bellwood stands strong together.
- iv. Mr. Hodges mentioned about image media erecting a billboard on Harrison. Image media was going to put a billboard on Bellwood Avenue about 8, 9, 10 years ago and was approved to do it. When I became mayor, I refused to have a billboard in the middle of Bellwood Avenue. I wouldn't let them put it there even though they were supposed to put it there. They threatened to sue us. We went through a lot of negotiations with a lot of attorneys over the last six years. They are now putting the billboard up because they were allowed to do so. It will be on Harrison along the side of the express. That's what Mr. Hodges was referring about. It's a blessing that it's not on Bellwood Avenue in the middle of the park to affect the residents over there. I'd like to thank Mike Castaldo and Peter Tsiolis for all the hours and sleepless nights working to make that come true not to have a billboard in the middle of Bellwood Avenue. **Peter Tsiolis** – Mayor, they are paying rent to the Village for being on Harrison Street.

#### **New Businesses**

Attorney Castaldo reported the following:

A few items to report on. I'll report on the ones that haven't been reported on already.

- i. Item A – We are looking to dispose of the non-working vehicles.
- ii. Item C – Comes from the Planning Commission. It's a conditional use special permit for a trucking company along with an operating vehicle repair shop.
- iii. Item E – Is the sale of 200 30<sup>th</sup> Avenue. We did an appraisal and the amount for that will be to purchase that property.
- iv. Item F - Illinois Municipal League has asked that all villages adopt a Civility Pledge.
- v. Item G – Is from the fire department to purchase of a new ambulance which want take place until 2025.

#### **Unfinished Business**

None.

#### **Public Comment**

Mayor Harvey requested a motion to open the floor for Public Comment. Trustee Delgado made a motion and Trustee Boston seconded to open the floor for public comment.

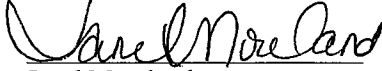
All Trustees were in favor of opening the floor for public comment. Upon a voice vote, the motion carried unanimously. Mayor Harvey declared the floor for public comment open.

Hearing no Public Comment – Mayor Harvey asked for a motion to close the floor for Public Comment. Trustee Boston made a motion and Trustee Ciavattone seconded to close the floor for public comment. All Trustees were in favor of closing the floor. Upon a voice vote, the motion carried unanimously. Mayor Harvey declared the floor for public comment closed.

**Adjournment**

Mayor Harvey requested a motion to adjourn the Committee of The Whole. Motion made by Trustee Delgado seconded by Trustee Ciavattone to adjourn the meeting. Upon a voice vote, the motion carried unanimously. Mayor Harvey declared the meeting adjourned, with no further business to come before this Board, this meeting stands adjourned at 3:55p.m.

Respectfully submitted,



Janel Moreland  
Village Clerk